

PLANNING DIVISION  
SHORELINE MANAGEMENT ACT OF 1971

# PERMIT FOR SHORELINE MANAGEMENT

## EVALUATION FORM & DECISION

**DATE OF PERMIT ISSUANCE:** March 31, 2010  
**LAND USE ACTION FILE NO.:** LUA10-006 ECF, SM  
**DATE RECEIVED** January 22, 2010  
**DATE OF PUBLIC NOTICE:** February 8, 2010  
**TYPE OF ACTION(S):** ☒ Substantial Development Permit  
☐ Conditional Use Permit  
☐ Variance Permit

Pursuant to Chapter 90.58 RCW, staff recommends that the City of Renton grant a Shoreline Substantial Development Permit. This action is proposed on the following application:

**PROJECT NAME:** Barbee Mill Community Dock II  
**PROJECT MANAGER:** Gerald C. Wasser, Associate Planner  
**OWNER/APPLICANT:** Conner Homes at Barbee Mill LLC, 846 108<sup>th</sup> Ave. NE, Bellevue, WA 98004  
**CONTACT:** David Douglas, Waterfront Construction, Inc., 10315 19<sup>th</sup> Ave. SE, Everett, WA 98208  
**PROJECT LOCATION:** 4125 & 4151 Williams Ave. N  
**LEGAL DESCRIPTION:** See Attachment A  
**SEC-TWN-R:** NW 1/4 Section 32, Township 24N, Range 5E  
**WITHIN THE SHORELINES OF:** Lake Washington  
**APPLICABLE MASTER PROGRAM:** City of Renton

**PROPOSAL DESCRIPTION:** The applicant is requesting approval of a Shoreline Substantial Development Permit for the construction of a community dock with a 5-foot, 10-inch wide by 172-foot long main walkway and a 7-foot, 10-inch wide by 56-foot long "T" section which would provide lake access for aquatic activities of Conner Homes at Barbee Mill residents and their guests. Serving the upland development which includes 115-lots ranging in

size from 1,800 to 6,000 square feet, the community dock would provide transient moorage only. A 5-foot, 10-inch wide by 26-foot long finger dock is also requested and would extend south from the main walkway at approximately 52-feet waterward of the Ordinary High Water Mark (OHWM). The finger dock would be for the sole use of a proposed future residence located at 4125 Williams Avenue N. The dock would be fully grated, 1,592 square feet in size and supported by fourteen 6-inch diameter steel batter piles which would be installed using a barge-mounted vibratory pile driving system (Attachment B). All dock sections would be pre-manufactured. Dock construction is anticipated to last approximately 12 to 15 work days and would be conducted during the Washington Department of Fish and Wildlife "fish window" of July 16 through December 31.

The following section/page of the Master Program is applicable to the development:

<b><u>RMC Section</u></b>	<b><u>Description</u></b>	<b><u>Page</u></b>
4-3-090J	Urban Environment	3-25
4-3-090K	General Use Regulations for All Shoreline Uses	3-26
4-3-090L	Specific Use Regulations	3-27

Development of this project shall be undertaken pursuant to the following terms and conditions:

1. The applicant shall comply with all construction conditions of State agencies.

This Permit is granted pursuant to the Shoreline Management Act of 1971 and pursuant to the following:

1. The issuance of a license under the Shoreline Management Act of 1971 shall not release the applicant from compliance with federal, state, and other permit requirements.
2. This permit may be rescinded pursuant to Section 14(7) of the Shoreline Management Act of 1971 in the event the permittee fails to comply with any conditions hereof.
3. Construction permits shall not be issued until twenty-one (21) days after approval by the Washington State Department of Ecology or until any review proceedings initiated within this twenty-one (21) day review period have been completed.

[Signature on file]  
C. E. "Chip" Vincent, Planning Director  
Planning Division

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Date

**APPEALS:** Appeals of Shoreline Substantial Development Permit issuance must be made directly to the Shorelines Hearings Board. Appeals are made by filing a request in writing within the twenty-one (21) days of receipt of the final order and concurrently filing copies of such

request with the Washington State Department of Ecology and the Attorney General's office as provided in section 18(1) of the Shorelines Management Act of 1971. All copies of appeal notices shall also be filed with the City of Renton Planning Division and the City Clerk's office.

**EXPIRATION:** Unless a different time period is specified in the shoreline permit as authorized by RCW 90.58.143 and subsection J1 of RMC 4-9-190, construction activities, or a use or activity, for which a permit has been granted pursuant to this Master Program must be commenced within two (2) years of the effective date of a shoreline permit, or the shoreline permit shall terminate, and a new permit shall be necessary. However, the Planning Division may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed with the Planning Division before the expiration date, and notice of the proposed extension is given to parties of record and the Washington State Department of Ecology. **DEFINITION OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES:** the construction applications must be submitted, permits must be issued, and foundation inspections must be completed before the end of the two (2) year period.

Attachments: A. Legal Description  
B. Plot Plan

cc: Attorney General's Office  
Owner/Applicant – Conner Homes at Barbee Mill LLC  
Contact – David Douglas, Waterfront Construction, Inc.  
City of Renton Official File